

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 30th July 2019 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: Tracey Smith Philip Humphrey
David Coleman David Jenney
Sarah Peacock Marian Hollomon
Cesare Marinaro Kaye Rawlins
Richard Lewis

Town Clerk: Vivienne Prodger

105/20 DECLARATIONS OF INTEREST

Cllr Marian Hollomon declared an Other Interest in application numbers 19/01066/FUL and 19/01132/ADV.

Cllr Kaye Rawlins declared an Other Interest in application number 19/01168/FUL.

106/20 APOLOGIES

Apologies for absence were submitted on behalf of Councillor Carol Childs.

107/20 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 9th July 2019 be approved and signed by the Chairman as a true record.

108/20 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Application Number: 19/00418/FUL Planning Officer Joe Davies Conversion from police houses (Class D1) to two family houses (Class C3) at 71 - 73 North Street, Rushden, Northamptonshire, NN10 6BU. <u>AMENDED LOCATION PLAN RECEIVED</u> <u>DATED 23RD JULY 2019</u>	No Objection

<p>Application Number: 19/00586/FUL Planning Officer Carolyn Tait</p> <p>Creation of 42 Flats combination of new build and conversion. Demolition of some buildings on site. Change of use of site from retail to residential at 4 Higham Road, Rushden, Northamptonshire, NN10 6DZ.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <ol style="list-style-type: none"> 1. The proposed new build flats are out of keeping with existing property on North Street and would be overbearing. Residents in North Street would also be overlooked and lose privacy. 2. The scale and mass of the new build flats is much higher than existing flats and the contour of the ground makes it even higher in comparison. We consider this to be unacceptable and contravenes Policy 30 of the JCS as it would constitute an over-concentration of a single type of housing where this would adversely affect the character or infrastructure of the area. 3. There is an already an overprovision of flats within Rushden and we feel the new build section of the site would be better suited to town houses. 4. We note the comments of Waste Management about the under provision of bins for the proposed number units. 5. We strongly support LHA comments about insufficient parking. The inclusion of town houses instead of flats on the back part of the site would reduce parking requirements and create a better living space for residents. <p>We are fully supportive of the proposals for the existing building and are pleased to note the apartments are of a good size, and that features of the existing building are to be retained. However, for the objections above, we feel the developer should re-consider the new build and consider a scheme of town houses.</p>
<p>Application Number: 19/01066/FUL Planning Officer Jacqui Colbourne</p> <p>Two storey side extension at Denehurst, 202 Newton Road, Rushden, Northamptonshire, NN10 0SY.</p>	<p>No Objection</p>
<p>Application Number: 19/01092/FUL Planning Officer Dean Wishart</p> <p>Hybrid application comprising: A full application for the erection of retail units, restaurant units, office floorspace, physiotherapy/leisure floorspace, ancillary storage floorspace, (with associated site clearance, earthworks, site levelling and</p>	<p>Rushden Town Council considered this application at our Planning Consultative Committee on 30th July 2019 and would like to make the following comments:-</p> <p>We do have concerns about the scale of the proposed development and existing</p>

formation of banks) together with proposals for access, footpaths, parking and servicing space, hard and soft landscaping, drainage works, attenuation ponds and other associated works and an outline application for the erection of employment units with some matters reserved (layout, scale, appearance). Plus construction of a new link road between Ditchford Road and Rushden Lakes (with associated site clearance and earthworks) alongside junction works, footpaths, cycleways, lighting, hard and soft landscaping and associated works (Resubmission of 18/01197/FUL) at Land West Of Rushden Lakes, Ditchford Lane, Rushden, Northamptonshire.

developments at Rushden Lakes, in terms of road infrastructure. We understand the proposed road should help alleviate the problems being experienced at present, however we feel extensive road improvements at the Ditchford Lane end of the site will be required to cope with the additional traffic created by this and existing phases of the Rushden Lakes development. Therefore, we would request that any road infrastructure improvements deemed necessary as part of this application are carried out prior to the opening of any of the proposed units. At present there is serious congestion at the Waitrose Roundabout with traffic tailing back on the A45 in both directions at peak times and at the weekends.

We would also expect to see the provision of adequate parking for both members of the public and staff. The lack of parking on the initial phases of Rushden Lakes has caused considerable concerns for local businesses, surrounding residents and staff employed at the Lakes. Since the opening of the Cinema, parking issues have been exacerbated during retail opening hours. We feel a more holistic approach needs to be considered for the whole site regarding parking provision and the proposed phase could be an opportunity to provide additional parking to alleviate the ongoing parking problems. We do not feel the proposed parking for this phase is adequate for the retail and business premises proposed and therefore will only add to the current parking issues.

Rushden Town Council is concerned about the potential impact of this scheme on Rushden High Street. If some of the proposed retail is to be of smaller units offering a 'niche market' appeal this would have a substantial impact on the viability and vitality of Rushden Town Centre and would therefore not be acceptable. This would reduce the ability of Rushden Town Centre to operate successfully alongside the Rushden Lakes Development in accordance with Policy 12 of the Joint Core Strategy. Similarly we would have concerns about the development of leisure space, if this was in the form of gyms and fitness centres this would again impact on the viability of this type of business currently operating within the town. We have a number of successful gyms and fitness centres operating in close proximity to the High Street and would not wish to see these compromised by this type of facility at Rushden Lakes. These facilities at present provide important 'knock on' convenience retail spend in our High Street shops and help maintain the vitality of the town centre. We would question

	<p>whether the 'Made in Northamptonshire' concept would not be better placed in Rushden High Street, thus utilising existing smaller existing retail outlets and providing more footfall for the town. We also feel the 'Made in Northamptonshire' concept would have a detrimental effect on the Higham Ferrers Farmers Market.</p> <p>The council is of the view that the impact maybe mitigated to an more acceptable level if a 'no poach' policy is adopted in terms of existing High Street businesses, as was agreed in previous phases, however this would need to include gyms and fitness centres as these are the type of businesses that are flourishing within the town and providing footfall and economic advantage. Whilst we have been supportive of the Rushden Lakes scheme we do feel now careful consideration needs to be given to ensuring Rushden High Street is not at unfairly disadvantaged by any future retail and business space that may be proposed in this latest application.</p> <p>We also feel mitigation is required to enable us to continue working with the occupiers of the Rushden Lakes development, existing agencies and local business base to promote links between Rushden Lakes development and Rushden and Higham Ferrers Town Centres.</p> <p>Rushden Town Council requests to be included in discussions regarding Developer Contributions and Section 106 Monies. As well with continued support to encourage links between Rushden Lakes and Rushden we would like to make Public Realm improvements within the High Street to encourage greater footfall and vitality.</p>
<p>Application Number: 19/01117/FUL Planning Officer Jacqui Colbourne</p> <p>Single storey rear extension at 4 Lynford Way, Rushden, Northamptonshire, NN10 9LZ.</p>	<p>No Objection</p>
<p>Appliation Number: 19/01132/ADV Planning Officer Ian Baish</p> <p>Two non-illuminated fascia signs to each side of main entrance for a new Mental Health Resource Centre at Rushden Centre, Newton Road, Rushden, Northamptonshire, NN10 0PT.</p>	<p>No Objection</p>

<p>Application Number: 19/01142/OUT Planning Officer Patrick Reid</p> <p>Site for construction of one detached single storey dwelling with garage and all associated external works (All matters reserved except access) at 114 Hall Avenue, Rushden, Northamptonshire, NN10 9EU.</p>	<p>Rushden Town Council objects to this application for the following reasons:-</p> <ol style="list-style-type: none"> 1. We consider the proposed application to be 'back land' development and is therefore not acceptable. 2. The proposal would be an overdevelopment of the site. 3. The layout for access is extremely poor and we note the comments from the LHA regarding access onto Hall Avenue. 4. The proposed development is not in keeping with existing neighbouring properties. 5. If this planning permission is granted it will create a precedence for similar development on Hall Avenue thus creating further overdevelopment and inferior dwellings.
<p>Application Number: 19/01168/FUL Installation of 2 no. CCTV dome cameras on wall mounting brackets to the front elevation of the building at Bank 133 High Street, Rushden, Northamptonshire, NN10 0NX.</p>	<p>No Objection</p>
<p>Application Number: 19/01175/TPO Planning Officer Henry Pearson</p> <p>T1: Beech - lift to 3.5m above ground level and reduce away from building to create a gap between the tree and the building of approximately 3 metres. As the tree is touching this would involve reducing that side of the tree by about 2.5 to 3 metres. Reasons: to improve access and light levels under the tree. To improve light levels and TV signals to the building at Ashleigh House, Hamblin Court, Rushden, Northamptonshire, NN10 0RU.</p>	<p>No Objection</p>
<p>Application Number: 19/01176/TCA Planning Officer Henry Pearson</p> <p>1 x Eucalyptus to be removed. Too large for size of garden next door no 27. Overhanging branches will cover both gardens in time. To replant with Silver Birch at 29 Griffith Street, Rushden, Northamptonshire, NN10 0RL.</p>	<p>No Objection</p>
<p>Application Number: 19/01189/TPO Planning Officer Henry Pearson</p> <p>NT1 Lime; Remove lowest two branches back to viable growth points as close to the boundary as possible. Reduce laterally by up to 2.0 metres to viable growth points for the full height of the tree. Works to prune clear of solar panels and patio area to prevent pigeon faeces at 2 Beech Grove, Rushden, Northamptonshire, NN10 6EJ.</p>	<p>No Objection</p>

109/20 PLANNING DECISIONS

Members were advised of the following planning applications at variance with the views of the Town Council.

Refuse Planning Permission

18/02140/FUL - Conversion of first and second floor offices at 3 to 10 Newton Hall to form 9 residential units at Newton Centre, 9 Newton Road, Rushden, Northamptonshire, NN10 0PS.

[RTC No Objection]

RESOLVED

Members noted the information.

Refuse Planning Permission

19/00817/FUL - Two storey rear extension (incorporating existing single storey kitchen) at 15 Benedict Close, Rushden, Northamptonshire NN10 9PH.

[RTC No Objection]

RESOLVED

Members noted the information.

110/20 APPEALS

To discuss the following appeal and consider whether or not to submit any further information:

19/00206/FUL - Erection of two dwellings at Spenwood Alexander Road, Rushden, Northamptonshire, NN10 0HY.

[RTC – Objection]

RESOLVED

Members noted the information.

APPEAL DECISIONS

Members had been circulated with details of the Inspector's decisions on the following appeals:

Application Refused

18/01439/FUL Change of use from vacant B1 to sui generis use as eleven units (inclusive of a manager's accommodation) of House in Multiple Occupancy, alterations to the roof and elevations, including new windows and doors and the blocking-up of openings, provision of refuse stores and cycle parking at 42 Victoria Road, Rushden, Northamptonshire, NN10 0AS.

[RTC Comments – Objection]

Application Refused

18/02209/OUT - To build a single new 2/3 bedroom bungalow at the rear (north) of 10 Mill estate - All matters reserved at 10 Mill Estate, Wymington Road, Rushden, Northamptonshire, NN10 9LD.

[RTC Comments – Objection]

RESOLVED

Members had no further comments to make.

111/20 WITHDRAWN APPLICATION

19/00761/FUL - Change of Use from Osteopath (Class D1) to Hot Food Take-Away (Class A5). Installation of extractor fan and external chimney flue, and internal alterations at 109 High Street South, Rushden, Northamptonshire, NN10 0RB.

[RTC - Objection]

RESOLVED

Members noted the information.

112/20 WAITING RESTRICTIONS

To discuss the following annual waiting restrictions :-

South Park, Rushden – Request submitted by Community Liaison Team. Reports from Biffa (who collect green waste on behalf of East Northants Council) that collections on some occasions have been cancelled due to parked vehicles obstructing access. A local resident previously submitted a request for this location due to vehicles parking around the junction but when we investigated during the 2017 – 18 waiting restriction review, we did not note any issues. However on conducting a site assessment on the 28th May 2019 officers did note vehicles parked around the junction and on the footway.

Bedford Road, Rushden - Request submitted by Community Liaison Team as complaints had been received by local residents. Vehicles parking on the wide footway when using the Rushden Food & Wine, as there is a pedestrian refuge/keep left island preventing them from parking on the road.

RESOLVED

Members are in full support of the proposed parking restrictions for Rushden.

Yours faithfully

Chairman